

Amendment No. 1 to HB0479

Lundberg
Signature of Sponsor

AMEND Senate Bill No. 1047

House Bill No. 479*

by deleting all language after the enacting clause and substituting instead the following:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 5, Part 1, is amended by adding the following as a new section:

66-5-105.

(a) A deed of conveyance of real property shall be prepared by a licensed attorney, licensed title agent, or the owner of the real property.

(b) The deed shall be filed by the attorney, attorney's designee, title agent, or owner with the county register of deeds in the county in which the real property is located.

(c) Any real property not previously described in a recorded instrument contained within a deed of conveyance of real property shall be described legally so as to be distinguishable from all other real property.

(d) This section shall not apply to:

(1) Chapter 32 of this title, relative to time-share programs and vacation clubs; or

(2) Deeds filed on behalf of a federal, state, or local government or instrumentality thereof.

SECTION 2. Tennessee Code Annotated, Section 8-13-108(a), is amended by adding the following as a new, appropriately designated subdivision:

Verify that a deed of conveyance of real property was prepared by a licensed attorney, licensed title agent, or the owner of the real property, pursuant to § 66-5-105,

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by including the attorney's board of professional responsibility number or similar identification number issued by another state or the title agency's licensure number on the deed;

SECTION 3. Tennessee Code Annotated, Section 66-24-101, is amended by adding the following as a new, appropriately designated subsection:

The county register may refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney, licensed title agent, or the owner of the real property in accordance with § 66-5-105.

SECTION 4. This act shall take effect July 1, 2015, the public welfare requiring it, and shall apply to conveyances of real property occurring on or after that date.